



Delegated Action of the Executive Director

PROJECT The George Washington University Campus Plan Second Stage PUD in Square 75 Square 75 NW (S.O. 12-03806) Washington, DC	NCPC FILE NUMBER ZC 06-11G/ 06-12G NCPC MAP FILE NUMBER 23.20(06.20)43687
REFERRED BY Zoning Commission of the District of Columbia	DETERMINATION Approval of report to the Zoning Commission of the District of Columbia REVIEW AUTHORITY Advisory per 40 U.S.C. § 8724(a) and DC Code § 2- 1006(a)

The Zoning Commission of the District of Columbia has taken a proposed action to approve The George Washington University Campus Plan Second-Stage Planned Unit Development (PUD) in Square 75 in Northwest Washington, DC. The Zoning Commission reviewed the application for the Second-Stage PUD on January 14, 2013. The applicant requested approval for two measures, which were the approval of the Second-Stage PUD as well as the approval to incorporate the adjacent Lot 863 into the proposed PUD Site 75A with the related zoning Map Amendment.

Square 75 is located within The George Washington University Foggy Bottom Campus and is bound by 22nd Street NW to the west, Pennsylvania Avenue NW to the north, 21st Street to the east, and Eye Street to the South. The proposed PUD Site 75A occupies seven University-owned lots that total 12,350 SF of land. The adjacent Lot 863 to the east of Site 75A is approximately 12,650 SF.

The proposed PUD program calls for a 250,000-square-foot, 11-story office building rising to 130 feet. The building façade along Pennsylvania Avenue will be clad with an undulating pattern of vertical glass fins. An underground three-story garage will accommodate 179 vehicle spaces. Additionally, in conjunction with this project, the public alley in Square 75 will be reconfigured to better serve the PUD.

Concerning the federal interest, the proposed PUD modifications are compliant with the 1910 Act to Regulate the Height of Buildings (amended as the Height Act) in the District of Columbia. Under the Height Act commercial building heights may not exceed 130 feet. Therefore, staff finds that the proposed project is not inconsistent with the Comprehensive Plan for the Federal Capital, nor would it adversely affect any other identified federal interests.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed The George Washington University Campus Plan Second-Stage Planned Unit Development (PUD), in Square 75 NW Washington, DC, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

Marcel Acosta
Executive Director

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